



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: Tibbetts Crossing - Subdivision

Notice of Application Public Comment Period:

Application: September 24, 2018
Application Complete: November 6, 2018
Notice of Application: November 19, 2018

November 19, 2018 – December 3, 2018
(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): PP18-00002

Project Description: A preliminary plat for the subdivision of approximately 21.94 acres, into 20 single-family residential lots. Primary access to the site is proposed from Renton-Issaquah RD SE (SR 900). Infrastructure improvements will include roads, water, sewer and frontage improvements.
(See Site Plan)

Project Location: 7932 Renton-Issaquah Rd SE
(See Vicinity Map)

Size of Subject Area in Acres: 21.94 **Sq. Ft.:** 955,706.4

Applicant: Leo Suver
Steve Burnstead Construction, LLC
11980 NE 24th St, Ste 200
Phone: 425-454-1900; Email: leo@burnstead.com

Decision Maker: Hearings Examiner

Required City Permits: SEPA, Preliminary Plat

Required City Permits, Not Part of this Application: Final Plat, Site Work, Building, Landscape, Right-of-Way

Required Studies: Wetland, Traffic, Geotechnical, Arborist

REGULATORY INFORMATION

Zoning: SF-E - Single Family Suburban Estates

Comprehensive Plan Designation: Low Density Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code (IMC), Comprehensive Plan

PUBLIC COMMENT

Key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

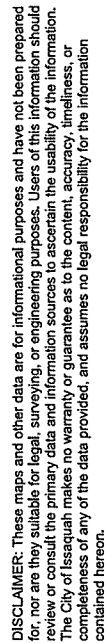
PUBLIC MEETING AND PUBLIC HEARING:

The Hearings Examiner is the decision maker for the Preliminary Plat application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

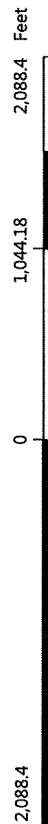
CITY CONTACT INFORMATION

Project Planner: Valerie Porter, Associate Planner
Phone Number: 425-837-3094
E-Mail: ValerieP@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



1:12,530



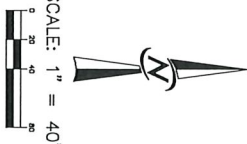
This is a highly detailed survey plat or map, likely from a public records office. It depicts several land tracts labeled TRACT A through TRACT E. Tract A is noted as '(OWN SHED)' and contains several smaller parcels with specific acreage and boundary measurements. Tract B is also marked '(OWN SHED)'. Other tracts are shown with varying degrees of subdivision and measurement precision. Key roads include RENTON-KISSAUVAH RD SE and NW TALS DR. The map features extensive numerical data representing distances, bearings, and areas. Shaded regions indicate different types of land or ownership. A section line is clearly marked across the lower portion of the map.

BUFFER AVERAGING
BUFFER ADDITION 14,367 SF
BUFFER REMOVAL 12,914 SF

INACIE
(REMAINDER OF SITE
SENSITIVE AREA TRACT)

TRACTE

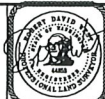
SCALE: 1" = 40'



PRELIMINARY PLAT MAP
TIBBETTS CROSSING
STEVE BURNSTEAD CONSTRUCTION, LLC
11980 NE 24TH STREET SUITE 200
BELLEVUE, WA 98005



14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



DATE	AUGUST 2018
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
C1.04	14
PROJECT NUMBER 17127	